

167.0

0004

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

783,100 / 783,100

USE VALUE:

783,100 / 783,100

ASSESSED:

783,100 / 783,100



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
175		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WAYMAN DEREK D & JULIE A	
Owner 2:	
Owner 3:	

Street 1: 175 PARK AVE
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HEWITT CHERYL L -
Owner 2: AUSTIN JAMES L -

Street 1: 175 PARK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1861 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	70.	1.04	8			Med. Tr	-5					385,034						385,000	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct					
Use Code										Land Size						Building Value					
101										393,200						Yard Items					
5300.000										4,900						Land Value					
101										385,000						Total Value					
783,100																					

Total Card	0.122	393,200	4,900	385,000	783,100	Entered Lot Size					
Total Parcel	0.122	393,200	4,900	385,000	783,100	Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	420.82	/Parcel: 420.8	Land Unit Type:					

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PREVIOUS ASSESSMENT										Parcel ID	167.0-0004-0009.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	393,200	4900	5,300.	385,000	783,100	783,100	Year End Roll	12/18/2019	
2019	101	FV	296,800	4900	5,300.	385,000	686,700	686,700	Year End Roll	1/3/2019	
2018	101	FV	296,800	3500	5,300.	341,000	641,300	641,300	Year End Roll	12/20/2017	
2017	101	FV	296,800	3500	5,300.	286,000	586,300	586,300	Year End Roll	1/3/2017	
2016	101	FV	296,800	3500	5,300.	286,000	586,300	586,300	Year End	1/4/2016	
2015	101	FV	289,300	3500	5,300.	247,500	540,300	540,300	Year End Roll	12/11/2014	
2014	101	FV	289,300	3500	5,300.	239,300	532,100	532,100	Year End Roll	12/16/2013	
2013	101	FV	289,300	3500	5,300.	227,700	520,500	520,500		12/13/2012	

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